

8-036 2067 PITSEA CONTAMINATED LAND OFFICER



Sarah Wakely/BASILDON
11/04/2007 14:42

To Neil Costen/BASILDON@Basildon
Jim Owens/BASILDON@Basildon, Sarah
cc Wakely/BASILDON@Basildon, Steve
Chaplin/BASILDON@Basildon

bcc

Subject FYI: Planning Applications (07/00393/FULL - Land north
of Terminus Drive, Pitsea, Basildon, Essex)

Neil,

I would comment in respect of the below development(s) that the developer should be advised to investigate site conditions, prior to development, as detailed in the guide published by our Essex Con Land Group of EHO's - Land Affected by Contamination - Technical Guidance for Applicants and Developers, a stock of these are held in Planning for such use.

This service has identified a number of potentially contaminated sites from maps, three of which lie on or adjacent to the proposed development (two small unknown infills and one tanker depot). As the development will introduce a pathway via which contaminants may be exposed to receptors, it will be necessary to carry out a desktop study and ground investigation.

I recommend the following Planning condition is attached.



BASILDON PLANNING CONDITION.doc

CONSULTATION
LETTER
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NB. Furthermore, the developer should be able to demonstrate that he has acted in accordance **NHBC** Guidance for the Safe Development of Housing on Land Affected by Contamination, R & D Publication 66.

Application No:	07/00393/FULL Type: FULL
Description:	Change in use of the land to a residential gypsy caravan site consisting of 5 pitches each containing 1 static caravan & 1 touring caravan & associated infrastructure
Location:	Land North Of Terminus Drive Pitsea Basildon Essex
Applicant:	Dale Farm Housing Association
Agent:	Grattan Duxon/Donald Kenrick 1 John Harper Street Colchester Essex

Thanks and Regards,
Sarah Wakely
Contaminated Land Officer
Environmental Health
(01268) 294744
email: sarah.wakely@basildon.gov.uk

SUGGESTED CONDITIONS

1. The development hereby permitted shall not be commenced until a scheme to deal with any contamination of land or pollution of controlled waters has been submitted to and approved by the Local Planning Authority (LPA) and until the measures approved in that scheme have been implemented. The scheme shall include all of the following measures, unless the LPA dispenses with any such requirement in writing:-
 - a) A desk-top study carried out to identify and evaluate all potential sources of contamination and the impacts on land and/or controlled waters, relevant to the site. The desk-top study shall establish a 'conceptual site model' and identify all plausible pollutant linkages. Furthermore, the assessment shall set objectives for intrusive site investigation works/Quantitative Risk Assessment (or state if none required). Two copies of the desk-top study and a non-technical summary shall be submitted to the LPA without delay upon completion.
 - b) If identified as being required following the completion of the desk-top, a site investigation shall be carried out to fully and effectively characterise the nature and extent of any land contamination and/or pollution of controlled waters. It shall specifically include a risk assessment that adopts the Source-Pathway-Receptor principle, in order that any potential risks are adequately assessed, taking into account the sites existing status and proposed new use. Two copies of the site investigation and findings shall be forwarded to the LPA without delay, upon completion.
 - c) Thereafter, a written method statement detailing the remediation requirements for land contamination and/or pollution of controlled waters affecting the site, shall be submitted and approved by the LPA, and all requirements shall be implemented and completed to the satisfaction of the LPA. No deviation shall be made from this scheme without the express written agreement of the LPA. If during redevelopment contamination not previously considered is identified, then the LPA shall be notified immediately and no further work shall be carried out until a method statement detailing a scheme for dealing with the suspected contamination has been submitted to and agreed in writing with the LPA.
 - d) Two full copies of a full closure report shall be submitted to and approved by the LPA. The report shall provide verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the closure report to demonstrate that the required remediation has been fully met. The closure report shall include a completed certificate, signed by the developer, confirming that the required works regarding contamination have been carried out in accordance with the approved written method statement. A sample of the certificate to be completed is available in Appendix 2 of Land Affected by Contamination : Technical Guidance for Applicants and Developers.

Note to Applicant: The phased risk assessment should be carried out in accordance with the procedural guidance of the Environmental Protection Act 1990 - Part IIA.

The Applicant's attention is also drawn to the document entitled "Land Affected by Contamination : Technical Guidance for Applicants and Developers", which may be obtained through the local Planning or Environmental Health Departments.

/continued.....

To be included in a Notice
separate to the Decision Notice –

ON ALL PERMISSIONS INVOLVING CONTAMINATED LAND:

The site is known / suspected to be contaminated. You should be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

The local planning authority has determined the application on the basis of the information available to it.